

My name is Dreama Fritts and I live in Windsor Hills in the City. I am contacting you regarding the Greenview Dr. (Wooldridge Farm) project.

I was initially excited at the prospect of a new development so close, as we have been considering upgrading by moving for a couple of years now; but have been unable to find a suitable home that was close to the West End of Lynchburg. I like the convenience of my current location, I tell everyone I can be almost anywhere in 10 minutes. So Hunter's Mill, Bedford County and even Boonsboro wasn't an option for us.

But after reviewing the developers plans, I was very disappointed to learn it will be another "plastic city"; only worst, unlike Wyndhurst, most of the residential will be apartments. With only 10% slated for single family homes, I don't think it's a place I would want to live.

In fact, I seriously question the wisdom or need for another TND, especially in such close proximity of an existing one. Wyndhurst may be considered built-out, but there are plenty of vacancies there - especially commercial.

Most if not all of the uses listed are already available in the Timberlake/Leesville Road area; banks, service station, vets, churches, library, nursing home, restaurants, etc. Does Timberlake Road need more commercial square footage, with vacancies at the previous Winn Dixie Store, previous Lowes?

Does our city need more apartment/townhome projects? There seems to be quite a few townhomes being built around the city; as well as in our area. Leesville Road has a new development coming up; Wards Ferry Road has another project of townhomes beside and across the street from the Watergate duplexes; as well as out Timberlake Road in Campbell County, not to mention the two projects on Old Forest Road. I'm sure there are many more that I am unaware of. And of course, in our area there are already several older townhome developments that seem to have frequent vacancies.

And, of course; the traffic this project will generate is without a doubt a major concern. And equally shocking is the developer's plans to access this massive project through an established neighborhood, with not one, but two roads connecting.

As you can see below, estimates are that the residential units alone will generate 7000 trips per day.

Comparison of Wyndhurst and Cornerstone Trip Generation Rates

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Wyndhurst			
Proposed Development			
# of Units	# Trips per Day*	# of	
Units	# Trips per Day*		

Single Family Homes	236	2360	100
1000			
Multi-Family	218	1308	600
3600			
Townhomes		256	2048
300	2400		
approx. 750	5716		
approx. 1000	7000		
Commercial	300,000 SF	200,000 SF	

*TIS Guidelines (example from Bedford County's 2004 Guidelines)

House Type	Trip Generation Rate
Singe Family Home	10 trips/day
Townhouse	8 trips/day
Apartment	6 trips/day

What does the West End of Lynchburg need? A single family upscale neighborhood with a private park area, and club facility; with no access thru neighboring property, would be a nice welcome addition to our city.

I urge you to seek another plan from this developer.

Regards,
 Dreama Fritts
 113 Kenbridge Place
 239-1405

Please don't take the use of "you" personally. For the most part, this is a generic term however; there are times in which you may insert yourself into being part of the Windsor Hills neighborhood or think about how this would impact your neighborhood. I was born and raised in Lynchburg and subsequently raised my family here as well. Some might think that would make me an agent against change however I feel that Lynchburg used to stand up for its citizens and thought well of families. I am starting to see these things differently. I guess you could call me a fool but I am willing to voice my opposition to the proposed TND on Greenview Drive. I have several questions/concerns/opinions that I would like addressed. They are as follows:

1. How can we GUARANTEE that low-income housing/government subsidized will not be part of the Cornerstone project? I recently rode through the Wyndhurst development like suggested and noticed the government subsidized housing being built. I realize that Wyndhurst is being held up as a "shining example" of how wonderful TND's are. Do we really know the entire impact of this type of development (other than repeating what others have told us about TND's), especially with low-income housing coming in? I'm sure if you look back into history of Greenfield (now known as James Crossing), Birchwood, the Meadows, Bear Run (think it is now Indigo Run in the Reusens Road area) that you will find that these were also part of the bandwagon to jump on and marketed as Premier living and now look at them. Would you want those housing developments in your backyard and around your children? Is this not the fate that you are offering our neighborhood, our children and grandchildren? If you are 100% sure, please inform me.
2. How do you and the rest of the planning committee &/or city council know that you are not putting a future group of Section 8 projects in the back of a well-established neighborhood? I have looked on line about TND's and it was amazing all of the website dedicated to helping developers "sell" this type of project to communities. Are we being gullible so that the developers and other interested parties make a buck? What expense does our government have already with existing low-income housing (City services to include increased police calls/patrols/drug operations, Social Services calls, Public works, school busing, school incentive programs to include transportation for parents being brought to school (not offered to our neighborhood) so that they are part of their child's school experience, tutoring programs, etc.)? Do we not need to look ahead --- um, maybe more than 5 years and with a completed project at Wyndhurst before imposing the wishes of the developers and designers (and a church that bit off more than they could chew) on another neighborhood or is it just about making money? If that is the case, the slogan "Citizen's First" is really a farce.
3. I'm sure that this type of project is great for revitalization of blighted area (at least that is in the sales hype that is all over the internet). I know that it mentions greenspace next. Does Lynchburg really have the economic development to support this many transient housing projects? Just look at the number of townhomes, apartment complexes, etc already in this area. Why do you think we need more? I don't think we do - Lynchburg has tons of vacancies already. Just because we have shopping chains coming in, we do not have any large manufacturing or production businesses coming, do we? Jerry Falwell and Liberty University can not carry the city. If it does, maybe we need to rename the city versus trying to rename a mountain. I know that I am 47 years of age, but even my 21 year old daughter, husband (and their 8 week old child) hate the idea of this type of community. They are the family of the future. They want a home that has a yard where their child can play, where they can come home to relax and get away from the day-to-day toils - not have neighbors on top of them or minimal property ("postage stamp" lots located right on the street) or live in a row house. I have spoken with other young families who actually looked at buying in Wyndhurst but were "turned off" by the size of the lots as well as how close the homes were to the street. They thought that this was a "safety" issue for their children and have purchased homes in neighborhoods like Windsor Hills.

4. I STRONGLY OPPOSE the connectivity to our beautiful, well-established, peaceful neighborhood. I do not believe that this is in the best interest of the community and most definitely will create "cut through" traffic. (Even the guy doing the traffic study stated that in the meeting at the church.) I do not believe that this is a way for safety vehicles to get in faster, etc. As a past police officer, I would go down Timberlake, Greenview and then enter. Just seems to make sense that going thru main streets is better especially having the ability now to control the traffic signals and avoiding neighborhood traffic. I believe that this will just create a safety hazard to our streets (which according to the pavers the streets are not designed to handle such traffic flow), but more importantly I believe that these connections will Destroy the integrity and character of the neighborhood. According to Tom Martin, a TND is supposed to be a community that exists amongst itself. If that is true, then connecting to our neighborhood destroys that definition.
5. I feel that our beautiful, quiet neighborhood needs a large buffer zone between this new monstrosity. I already hear the dumpsters being dumped in the early hours from Lowe's now (and I'm not the only neighbor) – guess I will get to here a lot more of that from this wonderful TND. You know, I'm sure the landfill is ready to handle more refuse because of all the new businesses that will be in this great economic venture for the city.
6. In regards to the offer of the park – let them keep it!!! Why would the city take on more fiscal obligations??? That means more money being spent on this fantastic fiscal opportunity – isn't this a no brainer?
7. While I oppose the TND being built, I am not stupid to think that the developers and the city have already agreed on this. At the Tuesday meeting when the developer (you know the one that is really going to make the money off of us) said "When" the project is being built versus "If", guess we should have figured out that basically money talks and citizens walk. However since this is the case, I do feel that the homes that will border and come close to the existing neighborhood should closely reflect the high quality, well constructed brick homes of our community - not the plastic, cheaply made (or should I say "cost efficient" as it says in the TND hype information), quickly erected housing of Wyndhurst. It is my understanding that there are already problems in the Wyndhurst homes that professionals (plumbers, builders and electricians) are saying (and laughing about) that in the next few years will need repair due to the poor construction. How are we or should I say how is the city and planning commission going to avoid this at "Cornerstone"? Doesn't this just set the "wonderful opportunity for the city" (or should I say the Windsor Hills neighborhood) up for Section 8? In other words, let the government take care of it....we already made our money (as the developers gleefully and happily head to the bank to make another deposit)?
8. Can you please look into and confirm that a developer from Charlottesville attempted to erect \$200,000 to \$300,000 single-family detached homes on this property. It is my understanding that he was denied by the city due to the placement of garages. It is my understanding that this was done during the time that Ms. Flynn was heading the Community Planning & Development area. This is ultimately what the Windsor Hills neighborhood would have wanted and continues to be what we thought we would get. You know – ZONING LAWS! Why such a *high concentration* of apartments, townhomes, attached dwellings?
9. Let's look more closely at that paragraph that states what "they" can do since when I raised the question at Tuesday's meeting this was not addressed and talked over. "The following uses shall be allowed in the TND without a conditional use permit: arts & crafts shops, automobile service station, commercial recreation establishments, outdoor restaurants, tourist homes or bed & breakfasts, veterinarian hospitals without outdoor kennels, care centers, churches & other places of worship, clubs & fraternal

organizations, community swimming pools, group homes, library, museum of art gallery, public or community recreational facilities not operated for profit, nursing homes or assisted living facilities, and public utilities.”

- a. First, why do the developers want an “all inclusive” stamp of approval from the City? Is it because they have woken up the Windsor Hills residents and they need to get these things approved now because “zoning” does not allow this? Hum, you would think those zoning laws would be there to protect the citizens from these things. Zoning laws only in 24503 protect the Citizens of Lynchburg who live in 24503. The citizens of 24502 as well as the other zip codes are feed to the sharks.
 - b. Our area is privy to the largest group home in Lynchburg. Bridges is just on Leesville Road and is a lock down facility. Why do we want more in our neighborhood?
 - c. Runk & Pratt is located on Leesville Road in the county. Do we need more? They are still building the Summit!
 - d. Please take a look on Timberlake Road, Leesville Road at all the service stations available? Do we need more? I know the developer (along with his bodyguard) stated that we wouldn’t have a Sheetz there. They already tried to put a Sheetz at the corner of Leesville and Greenview and that was denied. I hate to be made a mockery of in public and I think that that was what that meeting did to the neighbors.
 - e. Do we need more restaurants in Lynchburg? I don’t think so plus look at the surrounding area – Wards Road, Timberlake Road, and yes – even Wyndhurst. How many steak and potato joints do we need? Plus, it is known that one of the owners rented out his loft apartment/home to an employee at Wyndhurst and they were “crack heads” and brought their business into Wyndhurst. Just something more for our neighborhood to look forward to.
 - f. How many more churches can we have on Greenview? There are already four just on that street. Take a look down Leesville and on Timberlake. Not that I’m opposed to churches or anything, I know we are in the “Bible Belt”, but that brings around a lot more traffic.
 - g. Clubs & fraternal organizations – hum,...ALCOHOL and parties. Not a “mix” that we have in our quiet neighborhood. Opposed to this as well.
 - h. Don’t want a “community swimming pool” there either. Take a look at the problems at the Miller Park Pool. We really don’t have shootings/drive-bys in the existing neighborhood and really don’t want that element being brought into it either.
 - i. What happens to the animal waste and surgical waste from the veterinarian hospital. I have pets that I want to protect.
10. What is “Conditional Use” about this entire project? Seems the city just found a way to avoid the process of rezoning the greenspace from R-1. Zoning = something I thought protected us from commercialization, industrialization and degradation of our properties.
11. How do you think this brings about faith in the city and the elected officials? Would you want to buy my property which is abuts this “Proposed” (???) development and is right on the corner of Moreview and Hunterdale? Yeah,...I didn’t think so! See my dilemma?
12. How could anyone (as Tom Martin stated) even suggest that this project is going to raise the property value of my home (or should I say house now)? It hasn’t done anything to homes surrounding Wyndhurst!!!

Sincerely,

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Lynchburg, VA 24502
May 14, 2006

Lynchburg City Council
Lynchburg, VA 24501

Dear Sirs,

My name is Garnet L Manley Jr, I reside at 1508 Greenview Drive, which is a just a few houses from "The Cornerstone Development" (Greenview Drive project). I have several concerns which I hope are addressed in the council meeting. My first concern is that the development does not have enough single family detached dwellings. The project has addressed concerns of the Moreview Drive area by using a buffer of single family detached dwellings (section Q,P,O&R on the TND Plan). I think the project as it stands only has 10-11% of single family detached homes, all of which are used as a buffer on the Moreview Drive side. I realize that a project of this size to be successful must utilize the land to its full potential, but I think the percentages of single family detached dwellings are quite low. I feel this percentage should be in the area of 25-30%, with a least buffer of single family detached dwellings on Greenview Drive (section N & perhaps M on the TND Plan), adjoining Berean Baptist Church. Adding more single family detached homes would help decrease traffic, and give the neighborhood a less transient feel by reducing the number of apartments.

I also have concerns about the changes in Greenview Drive, the project calls for traffic slowing devices such as on street parking and medians as well as a traffic light. I feel that all of Greenview Drive must be addressed in a way to create such a slower traffic flow. I also feel that the aesthetics must be blended within the entire street in order to create a unity of the entire area. If you have any questions about my concerns please feel free to call me at (434) 239-9206.

Garnet L. Manley,Jr.